

GENERAL PLAN 2020 REFERRAL MATRIX

COMMERCIAL/INDUSTRIAL/ZONING

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Defer the review of non-residential properties until a comprehensive assessment is scheduled for commercial and industrial land use within the unincorporated County

PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	ADDITIONAL INFORMATION
ALPINE					
<i>Bill Schwartz and Lyle Morton</i> APN: 402-201-28	1 du/2,4 acres	2 du/acre	Commercial		
<i>Craig Linden (Kamps Propane)</i> 16245 Alpine Blvd	1 du/ 4,8,20 acres	1 du/20 acres	Retain M54 – allow the propane business to continue		
<i>Mark Turvey</i> Dunbar Lane and I-8	1 du/ 4,8,20 acres	1 du/20 acres	Village Core category with commercial designation		
<i>Sharon Grandi</i> APN: 402-220-56	1 du/ 1,2,4 acres	1 du/acre	Compati- bility re- zoning		

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BONSALL					
<i>David Shibley and Arie de Jong</i> Located at the intersection of East Vista Way/Hwy 76 and Old River Rd/Hwy 76. <ul style="list-style-type: none"> 11.39, 2.97 and 10.26 acres Village Core and Semi-Rural categories APNs: 126-260-16, 17 126-330-28	126-260-16: 1 du/2,4 acres 126-260-17: General Commercial 126-330-28: 1 du/2,4,8 acres	126-260-16, 17: General Commercial 126-330-28: 1 du/2 acres	General Commercial on all three parcels	126-260-16, 17: General Commercial 126-330-28: 1 du/2 acres	<ul style="list-style-type: none"> No change has been proposed on parcel 126-260-17 Staff supports General Commercial designation on parcel 126-260-16 Adjacent to existing General Commercial Proximity to major highway Eastern parcel (126-330-28) has some Tier 1 habitat and visibility issues
Borrego Springs					
<i>William Schwartz (representing Bill Collins)</i> Tub Canyon area	1 du/4,8,20 acres	1 du/80 acres	Need to change zoning designation; General Plan designation is fine.	Change zoning designation at the appointed time when the County sees fit	
LAKESIDE					
<i>Jim Waring</i> Located in Blossom Valley area. <ul style="list-style-type: none"> 16 acres total (three parcels) Semi-Rural category APNs: 396-030-17, 18, 38	1 du/2,4 acres	1 du/2 acres	Commercial <u>or</u> 2.9 du/acre or 4.3 du/acre		

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<i>Michael Baxter</i> APNs: 326-060-11, 17	General Impact Industrial	Limited Impact Industrial	Retain existing		
<i>Mark Turvey</i> Old 80 Corridor, Flinn Springs	Residential, Commercial and Industrial	Residential, Commercial, and Industrial	Commercial and Industrial use all along Old Hwy 80 near the Lakeside and Alpine border		
<i>Sean Green</i> APN: 375-041-36	1 du/ 4,8,20 acres	1 du/10 acres	M-58 (Industrial)		
<i>Lori Signs</i> APNs: 392-090-16, 30 to 32 392-090-34, 07 392-082-03, 06 392-120-19 392-020-25, 18	Specific Plan	Specific Plan (<i>Map correction</i>)	Retain existing zoning		
<i>Ken Decenza (ECCC)</i> APNs: 375-041-12, 23, 24, 28, 29, 35, 36 (along Hwy 67) 375-100-09, 11, 24	1 du/2,4 acres and 1 du/ 4,8,20 acres	1 du/2 acres and 1 du/ 4 acres	M58 (Industrial)		

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<i>William Schwartz</i> (representing South Coast) South Coast	General Commercial, Service Commercial and Residential	General Commercial, Service Commercial and Residential	General Commercial		
<i>John Davis</i> Old Hwy 80 Corridor, Flinn Springs	Residential, Commercial and Industrial	Residential, Commercial and Industrial	C-37 (Commer- cial)		
Tecate					
<i>Edward Drobeck</i> APN: 654-051-04	1 du/ 4,8,20 acres	1 du/40 acres along area described	Would like at least a portion of his property zoned commercial	Approved	
Hidden Meadows					
<i>Craig Grimm</i> APNs: 186-093-19, 23, 27 186-092-10	General Commercial	Office Commercial	Retain existing zoning		
NORTH MOUNTAIN/PALOMAR MOUNTAIN					
<i>Jerry McLees, Bruce Graves, Tom Burton Pascale Douet, and Francisco Valdovinos</i>	1 du/4 acres	1 du/40 acres	Add commercial and higher density near County Town		▪ FCI Land

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<i>Martha Stover</i> 33120 Canfield Rd Palomar Mountain	1 du/4 acres	1 du/40 acres	Add commercial and higher density near County Town		
RAINBOW					
<i>Bill and Gordon Stubblefield</i> ▪ 33.36 acres APN: 102-221-07	General Commercial and 1 du/ 4,8,20 acres	1 du/20 acres and General Commercial	Expand Commercial plan designation from 3.84 acres to 9.12 acres in order to accommo- date septic and truck parking	Expand Commercial plan designation. to 9.12 acres (total); remainder at 1 du/ 4,8,20 acres	<ul style="list-style-type: none"> ▪ Property owner proposes to construct a gasoline station and minor truck repair facility ▪ Project site is severely constrained by steep slopes and large boulder outcrops ▪ Current pad on-site cannot accommodate proposed use ▪ Department of Environmental Health (DEH) does not object to having septic on portion of property designated, however, locating the septic/leach lines within the area designated Rural Lands (RL-20)
RAMONA					
<i>Thure Stedt</i> The Grove Commercial and Industrial. APNs: 283-083-01, 02, 06	1 du/4,8 acres	1 du/4 acres	General Commer- cial, Limited Impact In- dustrial and 1 du/ 4 acres		

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SPRING VALLEY					
<i>Steve Paschall</i> Southeast of 54 and Jamacha. ▪ 5.41 acres APN: 584-170-07	4.3 du/acre <i>(1 acre minimum zone)</i>	4.3 du/acre	Light Industrial		
VALLEY CENTER					
<i>Susan Barry</i> APN: 186-270-01	1 du/acre	1 du/2 acres	Commercial	Commercial	